

1

PROPERTY SUMMARY SHEET
FEBRUARY 5 & APRIL 5, 2026
DETERMINATION & CERTIFICATION HEARING

3. 863 Schuylkill Ave., Oviedo Homes LLC, owner, 229 Lancaster Ave, Shillington PA, Purchased 2025
I, Linda A. Kelleher, am employed by the City of Reading in its
City Council Office and in my capacity as an employee of and
custodian of records for the City of Reading, after reviewing the
affidavits submitted for this property, find that the following
conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>12/31/25</u>	<u>2/11/26</u>
Notice Posted on Subject Property on	<u>1/6/26</u>	<u>2/18/26</u>
Delinquent Water	Determination Amount: <u>\$780⁸⁴</u> Status <u>off</u> (water, sewer, trash, recycling fees)	Certification Amount: <u>\$964⁵⁸</u> Status <u>on</u>
Delinquent Taxes	Amount: <u>N/A</u>	Amount: <u>\$466⁰⁷ 2025 School</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:
9 Nov Inspected 3/25 \$440 unpaid 200L Trash 700L Wounds

Property Maintenance Condition Certification:
\$465 unpaid 9 Nov Inspected 3/25 400L Trash 700L Wounds



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6311

February 11th, 2026

NOTICE OF CERTIFICATION HEARING **AND ORDER TO ELIMINATE BLIGHT**

OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

RE: 863 SCHUYLKILL AVE
15530748358028

Dear OVIEDO HOMES LLC,

Please be advised that following a Determination Hearing held on February 5th, 2026, the City of Reading Blighted Property Review Committee ("the Committee") determined that the above referenced property set the criteria for blight as defined under the City of Reading Codified Ordinance Chapter 23, Part 9, Section 23-904.

You are hereby ORDERED TO ELIMINATE ALL BLIGHT CONDITIONS BY April 2nd, 2026. FAILURE TO DO SO MAY RESULT IN THE PROPERTY BEING CONDEMNED.

NOTICE IS HEREBY GIVEN THAT A CERTIFICATION HEARING WILL BE HELD TO FORMALLY CERTIFY THE PROPERTY AS BLIGHED, PURSUANT TO THE CITY OF READING CODIFIED ORDINANCE CHAPTER 23, PART 9, SECTIONS 23-903 AND 906.

THE BLIGHT CERTIFICATION HEARING WILL BE HELD ON

April 2nd, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, the Committee will present their final findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer and additional information or objections before a final certification decision is made.

If the property is certified as blighted, it may become subject to additional enforcement actions, including eligibility for public nuisance abatement, imposition of fines or penalties, inclusion in redevelopment programs, the taking of property through eminent domain proceedings or other legal action pursuant to applicable laws.

If you have taken or are taking corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence prior to the hearing for consideration.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpreter, please provide 7-day notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie L. Keith".

Jamie L. Keith - BPRC Chair

A handwritten signature in black ink, appearing to read "Linda Kelleher".
Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6311

February 11th, 2026

AVISO DE AUDIENCIA DE CERTIFICACIÓN Y ORDEN PARA ELIMINAR LA PLAGA

OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

RE: 863 SCHUYLKILL AVE
15530748358028

Estimado OVIEDO HOMES LLC,

Tenga en cuenta que, tras una Audiencia de Determinación celebrada el February 5th, 2026, el Comité de Revisión de Propiedades Deterioradas de la Ciudad de Reading ("el Comité") determinó que la propiedad mencionada anteriormente cumplía los criterios de deterioro según se define en el Capítulo 23, Parte 9, Sección 23-904 de la Ordenanza Codificada de la Ciudad de Reading.

Por la presente se le ordena eliminar todas las condiciones de deterioro antes de la April 2nd, 2026. De no hacerlo, la propiedad podría ser expropiada.

POR EL PRESENTE SE NOTIFICA QUE SE CELEBRARÁ UNA AUDIENCIA DE CERTIFICACIÓN PARA CERTIFICAR FORMALMENTE LA PROPIEDAD COMO UBICADA, DE CONFORMIDAD CON LA ORDENANZA CODIFICADA DE LA CIUDAD DE READING, CAPÍTULO 23, PARTE 9, SECCIONES 23-903 Y 906.

LA AUDIENCIA DE CERTIFICACIÓN DE LA PLAGA SE CELEBRARÁ EL

April 2nd, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, el Comité presentará sus conclusiones y recomendará que la propiedad mencionada se certifique como deteriorada. Usted o su representante autorizado tendrán la oportunidad de presentar información adicional u objeciones antes de que se tome la decisión final sobre la certificación.

Si la propiedad está certificada como deteriorada, puede estar sujeta a acciones de cumplimiento adicionales, incluida la elegibilidad para la reducción de molestias públicas, la imposición de multas o sanciones, la inclusión en programas de reurbanización, la toma de la propiedad a través de procedimientos de dominio eminente u otra acción legal de conformidad con las leyes aplicables.

Si ha tomado o está tomando medidas correctivas para abordar las condiciones citadas, se le recomienda que presente documentación o evidencia fotográfica antes de la audiencia para su consideración.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avísenos con 7 días de anticipación.

Atentamente,

JAMIE L. KEITH - BPRC Presidente

Linda Kelleher - Secretaria



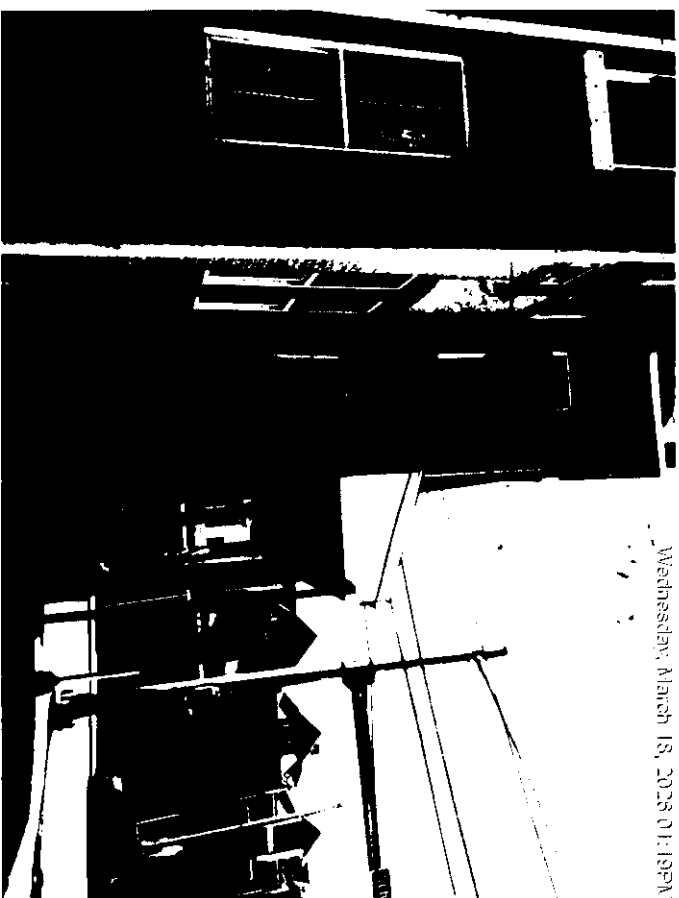
Wednesday, March 18, 2026 01:19PM



Wednesday, March 18, 2026 01:20PM



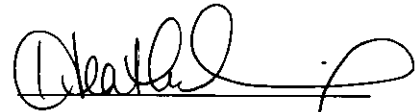
Wednesday, March 18, 2026 01:20PM



Wednesday, March 18, 2026 01:19PM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 863 SCHUYLKILL AVE, Reading PA on the 18 day of March, 2020, as required per City of Reading Blighted Property Review Committee Ordinance:



Signature

Heather Scheuring

Print Name

Blight/Transfer Officer

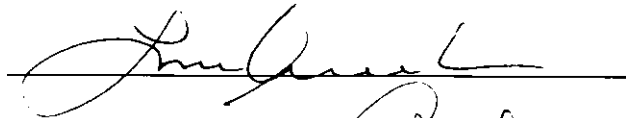
Position

State of Pennsylvania

County of Berks

Subscribed and sworn or affirmed before me on this 19 day of March, 2020

Notary Public

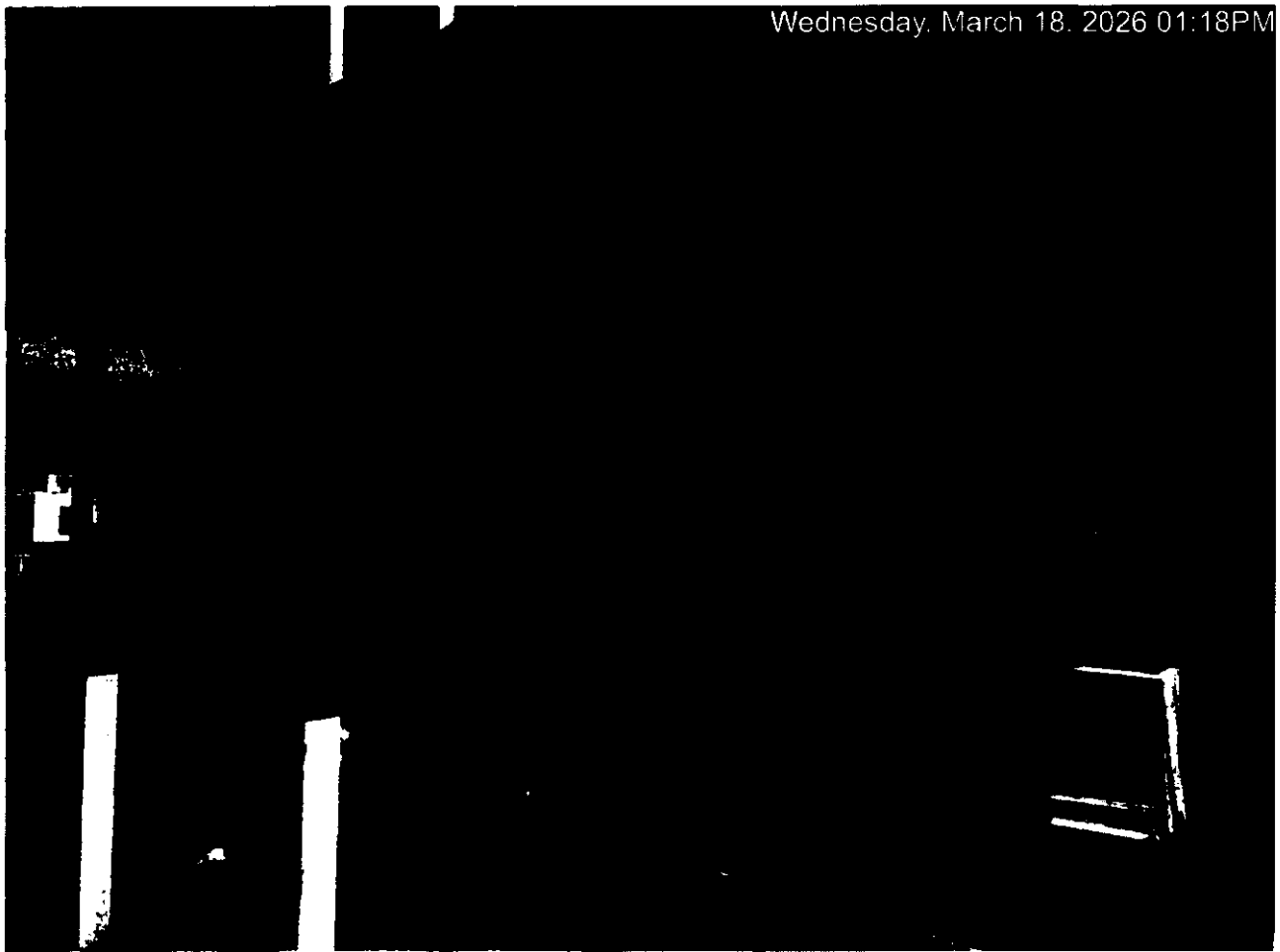


Commission Expires on

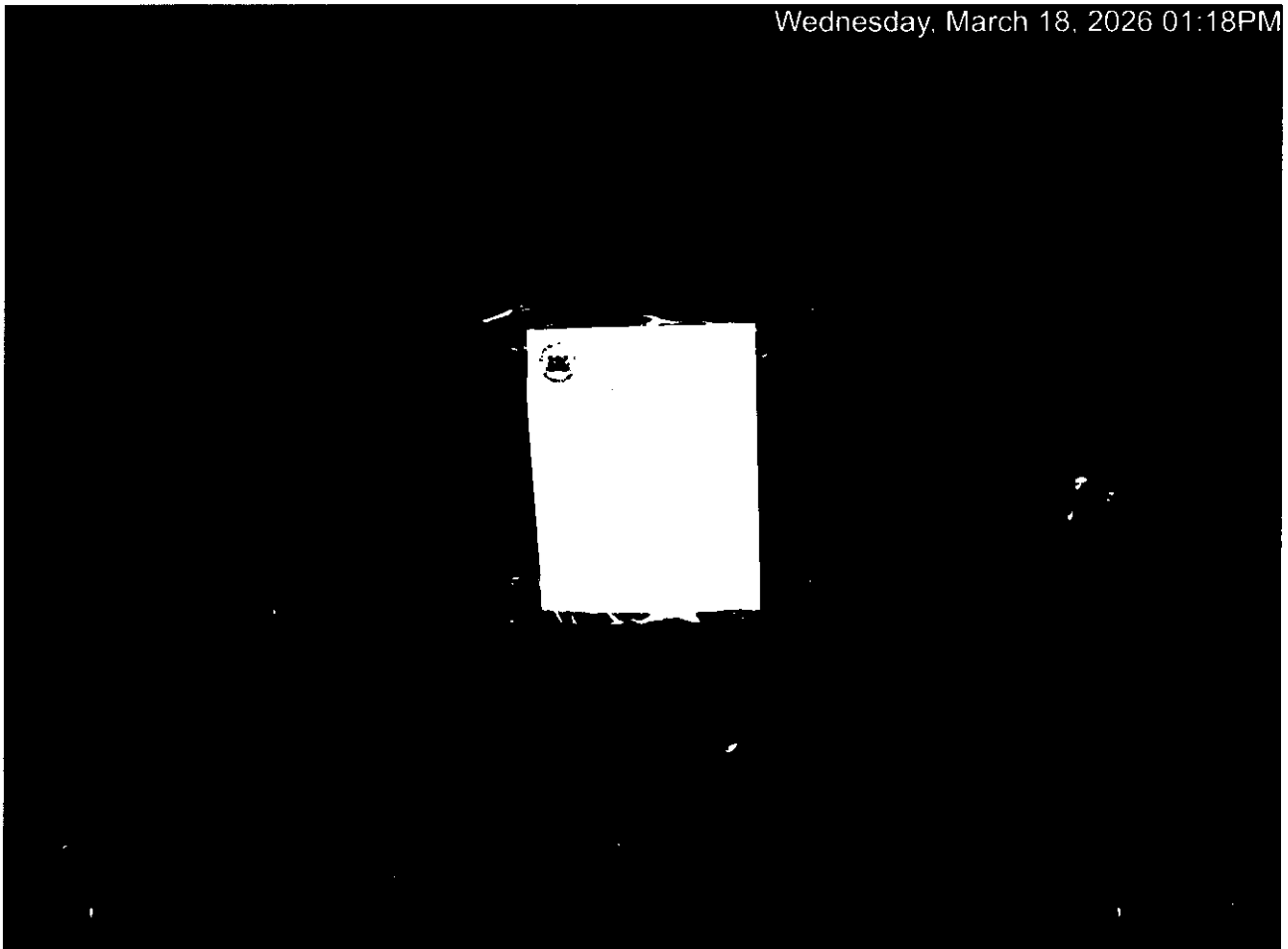
April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

Wednesday, March 18, 2026 01:18PM



Wednesday, March 18, 2026 01:18PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

863 SCHUYLKILL AVE

Owned By: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

State of Pennsylvania

County of Berks

I, Angelica Morales am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 863 SCHUYLKILL AVE is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

\$ 964.58

Date of Last Water Service:

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 19 day of MARCH, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

AS

Notary Public:

[Signature]

My Commission Expires on

April 19 2026

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

March 17, 2026

I, **Ada Navarro**, in my capacity as an employee of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Statement of Accounts are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

If you have any questions, please feel free to contact me a 610-478-6625, ext:5645, or via email anavarro@berkspa.gov, during normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada Navarro
Berks County Tax Claim/Treasurer
anavarro@berkspa.gov

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

Owner: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607
Location: 863 SCHUYLKILL AV

PIN: 15530748357164
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
22,700
Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year 2024 (Regular)

CARLOS BEST CONSTRUCTION LLC

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	189.43	18.94	0.00	168.98	377.35	278.37	98.98	0.00
District	411.53	41.15	0.00	0.00	452.68	452.68	0.00	0.00
School	407.01	40.70	0.00	0.00	447.71	447.71	0.00	0.00
Total 2024 Taxes Due:								0.00

Tax Year 2025 (Regular)

OVIEDO HOMES LLC

County	0.00	0.00	0.00	15.00	15.00	0.00	0.00	15.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	407.01	40.70	3.36	0.00	451.07	0.00	0.00	451.07
Total 2025 Taxes Due:								466.07

Total Delinquent Taxes Due: 466.07

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trn #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
<u>Payment Type: Check</u>					
94664 / 115094	2024	04/25/2025	1,178.76	Check 22337	
Total Payment Type: Check			1,178.76		
Receipts Grand Total:			1,178.76		



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
863 SCHUYLKILL AVE

Owned By: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **863 SCHUYLKILL AVE** is true and correct to the best of my knowledge:

☒ Work Orders ☒ Unpaid ☒ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 3/12/25

Placarded: NO

Housing Fees Unpaid: \$ 190.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 275.00

Amount in Collections: \$ 0

☐ CSC Calls/Complaints: See attached

Owner in contact: ☒ (Y) Will be attending

Sworn to and subscribed before me this 19
day of March, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Notary Public:

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

My Commission Expires on:

April 17 2028

☒ QOL.001 – Accumulation of Trash

☐ QOL.002 – Animal Maintenance and Waste

☐ QOL.003 – Disposal of Trash/Rubbish

☒ QOL.004 – High Grass/Weeds

☐ QOL.005 – Littering/Scattering Rubbish

☐ QOL.006 – Motor Vehicle Nuisance

☐ QOL.007 – Operating a Food Cart Illegally

☐ QOL.008 – Operating/Vending Without Permit

☐ QOL.009 – Outdoor Placement of Indoor Furniture

☐ QOL.010 – Illegal Dumping

☐ QOL.011 – Littering by Private Advertising Matter

☐ QOL.012 – Snow/Ice Removal

☐ QOL.013 – Storing of Waste Containers

☐ QOL.014 – Storing of Appliances in Public View

☐ QOL.015 – Storing of Hazardous Material

☐ QOL.016 – Storing of Recyclables

☐ QOL.017 – Storing/Serving Potentially Hazardous Food

☐ QOL.018 – Swimming Pools in Good Repair

☐ QOL.019 – Violating Terms of Vending Lease

☐ QOL.020 – Failure to Obtain Permits in Historic District

☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 15530748357164
 OVIEDO HOMES LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 863 SCHUYLKILL AV
 READING

Site Location: 863 SCHUYLKILL AV
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 15 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	9,600
Actual Building	13,100
Actual Total	22,700
Taxable Land	9,600
Taxable Building	13,100
Taxable Total	22,700

Ownership

Owner 1 OVIEDO HOMES
 LLC
 Owner 2
 Care Of
 Mailing Address 229 LANCASTER
 AVE
 SHILLINGTON,
 PA 19607
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/25/2025	\$55,000	00 - VALID SALE	2025012153		

ADDL DEED 1 BK/INST:
 ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
 ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
 ADDL DEED 3 PAGE:

Lot #:

Id	Request Type	Description	Address
13670645	Graffiti vandalism removal	Intersection of W Windsor St & Schuylkill Ave. brown graffiti on white wall.	863 Schuylkill Ave, Reading, PA 19601, USA
13690303	Street light out or malfunctioning	Metal pole at southeast side of schuylkill Ave/west Windsor intersection	863 Schuylkill Ave, Reading, PA 19601, USA
13734769	Property Maintenance Issues	Porch collapsed immediately next to sidewalk. May need cones or barricade.	863 Schuylkill Ave, Reading, PA 19601, USA
13959536	Property Maintenance Issues	Collapsing porch is still in same condition with no barrier.	863 Schuylkill Ave, Reading, PA 19601, USA
14861160	Property Maintenance Issues	Deteriorating building has bricks popping out of side adjacent to unblocked sidewalk	863 Schuylkill Ave, Reading, PA 19601, USA
6648292	Unpermitted construction activity	Deck work on the front, some caution tape around it	863 Schuylkill Ave, Reading, PA 19601
10455966	Property Maintenance Unpaid Fees Request	cert needed	863 Schuylkill Avenue, Reading, PA, USA
10495182	Property Inspections Scheduling	caller is interested in purchasing a condemned property and would like more information. please call him	863 Schuylkill Avenue, Reading, PA, USA
10604287	Property Maintenance Unpaid Fees Request	cert needed	863 Schuylkill Avenue, Reading, PA, USA
10995036	Quality of Life Violations	They received a QOL bill #1785108, they no longer own this property sold on 9/2/2021, he would like to know if this bill can be removed from his name?	863 Schuylkill Avenue, Reading, PA, USA
11631209	Abandoned Property	caller says the property is a hazard and also a eye sore its the first property you see when coming from the by pass. Caller says its the house on the corner.	863 Schuylkill Avenue, Reading, PA, USA
BT242	Unpermitted construction activity	large amount of construction material been delivery today. please verify if permits were approved or need it.	863 Schuylkill Ave, Reading, PA 19601, USA
PMD6543	PMD Unpaid Fees Request	Cert needed	863 Schuylkill Ave, Reading, PA 19601, USA
SW9059	Recycling Bin Needed	1 Bin	863 Schuylkill Ave, Reading, PA 19601, USA

City of Reading**Property Maintenance Division****Inspection Report****Inspection:** 580500**Insp Type:** N.O.V.**Case:** 215959**Date:** 06/25/2020**Address:** 863 SCHUYLKILL AV, READING 19601-**Owner Information:**

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
120	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch ,deck and balcony and appurtenances shall be maintained in good repair, with proper anchorage capable of supporting the imposed loads. repair all to an approved conditon.	

This is to certify that a property inspection has been performed by:

Inspector: MANON, NELTON

Phone: (610)655-2437 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

Case: 215959

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 580564

Insp Type: N.O.V.

Date: 10/26/2020

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
120	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch ,deck and balcony EXT and appurtenances shall be maintained in good repair, with proper anchorage capable of supporting the imposed loads. repair all to an approved conditon.	

This is to certify that a property inspection has been performed by:

Inspector: MANON, NELTON

Phone: (610)655-2437 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 601304

Insp Type: N.O.V.

Date: 01/22/2026

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch ,deck and balcony and appurtenances shall be maintained in good repair, with proper anchorage capable of supporting the imposed loads. repair all to an approved conditon.	

This is to certify that a property inspection has been performed by:

Inspector: No name available

Phone:

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 215959

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 604522

Insp Type: N.O.V.

Date: 12/30/2020

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

City of Reading

Property Maintenance Division

Inspection Report

Inspection: 604530

Insp Type: N.O.V.

Case: 215959

Date: 02/17/2021

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE

SHILLINGTON PA 19607

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 215959

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 618431

Insp Type: N.O.V.

Date: 10/01/2021

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 215959

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649300

Insp Type: N.O.V.

Date: 05/23/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	PERMIT

This is to certify that a property inspection has been performed by:

Inspector: ROMAN, ALEXANGELO

Phone: (610)655-0208 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 215959

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 650631

Insp Type: N.O.V.

Date: 07/21/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	CITED
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	CITED

This is to certify that a property inspection has been performed by:

Inspector: ROMAN, ALEXANGELO

Phone: (610)655-0208 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 215959

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 655039

Insp Type: N.O.V.

Date: 10/20/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	CITED
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	CITED

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